



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-1**

August 31, 2004

TO: Each Supervisor

FROM: Donald L. Wolfe
Interim Director of Public Works

**HALL OF JUSTICE REPAIR AND REUSE PROJECT
APPROVE APPROPRIATION ADJUSTMENT
AWARD AGREEMENTS
SPECS. 6649; C.P. 86630; ALL DISTRICTS
BOARD AGENDA DATE: SEPTEMBER 7, 2004**

Attached is a fact sheet summarizing the main points to be covered in the Board letter we filed for the September 7, 2004, agenda recommending that your Board approve an appropriation adjustment, award an agreement with Nadel Architects Inc. to provide demolition design services, and award an agreement to Historic Resources Group, LLC, to provide a Historic American Buildings Survey report and monitoring services for the Hall of Justice Repair and Reuse project.

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Attach.

cc: Supervisor Gloria Molina
Supervisor Yvonne B. Burke (Chuck Bookhammer)
Supervisor Zev Yaroslavsky (Maria Chong-Castillo)
Supervisor Don Knabe (Curt Pedersen)
Supervisor Michael D. Antonovich (Paul Novak)
Chief Administrative Office (John Edmisten, Cheryl Fuerth)
Executive Office

FACT SHEET

HALL OF JUSTICE REPAIR AND REUSE PROJECT APPROVE APPROPRIATION ADJUSTMENT AWARD AGREEMENTS SPECS. 6649; C.P. 86630; ALL DISTRICTS BOARD AGENDA DATE: SEPTEMBER 7, 2004

REQUEST

We are recommending that the Board approve an appropriation adjustment to transfer \$2,725,000 from the Asset Development Implementation Fund to C.P. 86630, award an agreement with Nadel Architects Inc. to provide demolition design services for a not to exceed fee of \$895,000, and award an agreement with Historic Resources Group, LLC, to provide a Historic American Buildings Survey report and monitoring services for a not to exceed fee of \$150,000 for the Hall of Justice Repair and Reuse project.

The project will proceed in phases, Phase I for debris removal and Phase II for demolition design. Debris removal will be accomplished through the use of an existing Job Order Contract and will consist of removing furnishings, moveable equipment, files, and loose debris throughout the building. Phase II will consist of preparing a hazardous material survey, Historic American Buildings Survey report, interior demolition drawings and specifications, and obtaining an independent cost estimate of the complete rehabilitation of the building.

JUSTIFICATION

On July 20, 2004, the Board authorized and established C.P. 86630 for the Hall of Justice Repair and Reuse project using the standard capital projects process of design, bid, and build. This project will proceed incrementally and approving the recommended actions will allow Public Works to proceed with Phases I and II.

FINANCING

The preliminary estimate of cost for the demolition phase of the project is approximately \$14,000,000, including the recommended appropriation of \$2,725,000, that includes the cost for design services by Nadel Architects, the Historic American Buildings Survey report and monitoring by Historic Resources Group, debris removal, cost estimating, and County services.

PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Phase I Debris Removal	12/17/04
Phase II Interior Demolition Design	02/04/05
Phase III Interior Demolition	TBD
Phase IV Rehabilitation Design	TBD
Phase V Bidding Rehabilitation Work	TBD
Phase VI Rehabilitation and Adaptive Reuse Construction	TBD
Phase VII Tenant Improvements	TBD
Phase VIII Move-In/Start Up/Close Out	TBD